

# St Peter with St Paul Church Hall, Plough Road, London Borough of Wandsworth: Historic Building Record

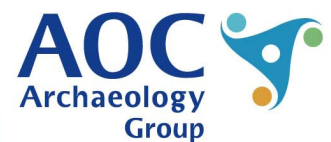
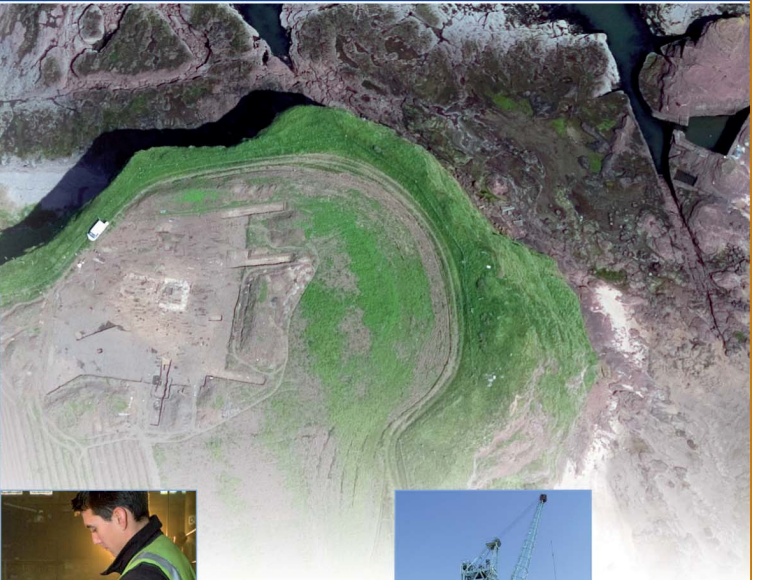
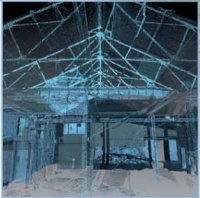
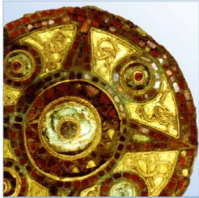
Planning Application: 2009/0716

National Grid Reference: TQ 2673 7575

AOC Project No: 32322

Site Code: PCH 12

Date: December 2012



ARCHAEOLOGY

HERITAGE

CONSERVATION

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**St Peter with St Paul Church Hall, Plough Road,  
London Borough of Wandsworth:  
Historic Building Record**

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**On Behalf of:** Thornsett Homes Ltd  
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London  
WC1X 0JJ

**National Grid Reference (NGR):** TQ 2673 7575

**AOC Project No:** 32322

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**Date of Record:** 11<sup>th</sup> December 2012

**Date:** December 2012

This document has been prepared in accordance with AOC standard operating procedures.

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**Date:** December 2012

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## Summary

*A programme of Historic Building Recording at the Hall of St Peter with St Paul Church, Plough Road, in Battersea was undertaken in advance of demolition (NGR TQ 2673 7575). This was built in 1874 as a boys' school in association with a temporary church of St Peter. A permanent church was built in 1875-76, designed by William White. The church was burned down in 1970, and its tower demolished in 1994. The site also contains an early 20<sup>th</sup> century vicarage, which has been much altered. The record corresponded to Level 2 of English Heritage guidelines*

*The hall has, in recent times been used as a centre of worship, due to the loss of the church. There are few remains of evidence for the use of the hall as a school or as a church. These comprise an altar and a Great War memorial plaque, to the old boys of St Peter's School.*

*Although the hall is relatively plain, there is some interest in the roof trusses, which are a complex series of double rafters and inverted braces. There are six trusses, and the end assemblies have both suffered some failure and fracturing in association with structural movement.*

*There is a later two-storey addition on the north side of the school hall, and also a 20<sup>th</sup> century flat-roofed range. When constructed, the hall abutted a row of residential properties running northeast on Plough Road. The remnants of this are present on the northeast face of the addition.*

*Architecturally, the hall has some interest, being a good example of a school hall of the period, however, the lack of original fittings has reduced its value, and there has been noticeable structural movement and erosion.*

*No further building recording is recommended for this property. The results will be published through the ADS website, and copies of the report available at the local studies library.*

## 1. Introduction

- 1.1 This document presents the results of a programme of Historic Building Recording carried out to Level 2 standard of St Peter with St Paul Church Hall at 21, Plough Road, Battersea, in the London Borough of Wandsworth (Figure 1).
- 1.2 The site is triangular in plan, measuring 80m north south and 40m at its widest, enclosing some 1600m<sup>2</sup>, the Church Hall is located against the north and west boundaries of the site, fronting onto Plough Road. The church associated with this hall was burned down in 1970. To the west is a vicarage, dating to around 1911. Fowler Street lies to the south of the site, York Gardens to the north (Figure 2). The site is located at National grid Reference (NGR) TQ 2673 7575.

## 2. Project Background

- 2.1 The local planning authority is the London Borough of Wandsworth. Archaeological advice to the borough is provided by Mark Stevenson, Archaeology Advisor at the Greater London Archaeology Advisory Service (GLAAS), part of English Heritage.
- 2.2 The proposed development involves the demolition of all existing buildings, to be replaced by a new church and community buildings, plus 69 residential units. The Church Hall is Grade II listed.
- 2.3 Planning application for the development, (Planning Application Ref: 2009/0716), was granted for the demolition of all buildings, to be replaced by residential and community properties. A condition placed on the granted application, was for the implementation of an archaeological building survey. Condition 4 states:

*No works authorised by this consent shall take place until the applicant has implemented a programme of recording and analysis, by a person or body approved by the Council as local planning authority. Prior to demolition of the church hall and once cleared of existing furniture and other free-standing structures, a full photographic record of the interior and exterior of the church hall, including features of architectural or historical interest, shall be carried out, and two sets of the resulting photographic record shall be submitted to the local planning authority for their and the local history museums archives.*

Reason: *To ensure that an appropriate record is made of any fabric of architectural significance.*

- 2.4 Mark Stevenson has recommended a second condition, Condition 5: This states that:  
*On completion of the recording of the building, a feasibility study of salvaging and re-using the exposed timber roof structure shall be submitted to and approved in writing by English Heritage before the commencement of any demolition or development works.*

Reason: *To seek preservation of the most significant elements of the Listed Building,*

- 2.5 The next stage in the process was the production of a Written Scheme of Investigation (WSI) for the work (AOC 2012). This detailed the methodology for the recording and was approved by Mark Stevenson. No desk-based assessment has been produced for this site, but a 'build statement' was produced to support the demolition proposal by the Historic Buildings Company (Leadsom 2009). This assessed the heritage value of the standing buildings and the site as of low quality.
- 2.6 The WSI conformed to the requirements of the National Planning Policy Framework (NPPF) issued by the Department for Communities and Local Government (DCLG 2010). The methodology was also designed in accordance with current best archaeological practice and local and national standards and guidelines:

- English Heritage – Management of Archaeological Projects (EH 1991).
- English Heritage – Archaeological Guidance Papers 2-4 London Region (EH 1998a-b).
- English Heritage – Understanding Historic Buildings: A Guide to Good Recording Practice (EH 2006)
- Institute for Archaeologists – Standards and Guidance for Archaeological Investigation and Recording of Standing Buildings and Structures (IfA 2008a).
- Institute for Archaeologists – Code of Conduct (IfA 2010).
- Department for Communities and Local Government – National Planning Policy Framework (NPPF) (DCLG 2012).
- Museum of London/English Heritage – A Research Framework for London Archaeology (MoL/EH 2002).

### **3. Geology and Topography**

- 3.1 The British Geological Survey mapping (BGS Sheet 270) of this area indicates that the solid geology underlying the site and surrounding area is the London Clay formation (BGS 1979). This is an Eocene marine deposit, laid down c. 55 million years ago. This is overlain by a superficial geology of Kempton Park Gravel and Langley silt).
- 3.2 The site is located approximately 350m southeast from the current southern bank of the River Thames, a focus of human activity from prehistory onwards, attested by numerous artefacts discovered from the river and its flood plains (e.g. MoLAS 2000). The River Wandle flows into the Thames c.1km upstream. The site lies at around 18mOD.
- 3.3 Falcon Brook, which rises at Balham and Tooting, runs across Wandsworth Common to Clapham, and then west to the Thames. It was named most recently after the crest of the St John family, Lords of the manor of Battersea. It is now a storm drain, and lies 500m west of the site.

### **4. Archaeological And Historical Background**

#### **Prehistoric (c. 500,000 BC – AD 43)**

- 4.1. Although there have been a considerable number of discoveries of early prehistoric material in the Borough of Wandsworth as a whole, as well as in the vicinity of the site, there are no records of finds having been recovered from the site itself (MoL 2000).
- 4.2. While many finds of the Mesolithic and Neolithic period have been dredged from the Thames within the Borough of Wandsworth, similar discoveries are far less common on dry land. A Mesolithic axe was found in 1874 at the low tide mark some 60m from Battersea Bridge.
- 4.3. One of Britain's greatest archaeological treasures is the Battersea shield, a magnificent example of Iron Age decorative art which is now on display at the British Museum. The shield was found in the river near Battersea, and had probably been thrown into the river as a ritual offering. However, given the power of the Thames tides, it is impossible to locate the original point of offering. Deposition of these objects near to Battersea is dependant on the bend in the river (AOC 2008).
- 4.4. The river at Battersea has cut into a prehistoric landscape of considerable archaeological interest. Recent exploration along the Thames foreshore has found evidence of a submerged forest, probably of Bronze Age date, on the Chelsea bank of the river. There are also exposures of peat deposits on the foreshore immediately upstream of the Pagoda in Battersea Park. The only finds of Bronze Age and Iron Age date away from the riverside come from 1.5km to the southwest of the site: a bronze

founder's hoard was discovered at Wandsworth gasworks. Further southwest is evidence for Iron Age dwellings at St Ann's Crescent.

### **Roman (c. AD43 – 450)**

- 4.5. The Roman settlement of Londinium was located where the modern City of London is today, a considerable distance to the northeast of the site. Only three finds have been recorded in the GLSMR dating from this period, an isolated cache of eight pewter ingots of Syragius with Christian markings on them were discovered near Battersea Bridge, a Roman coin and other finds were found over 1km to the southwest, whilst a Roman bottle may have been recovered from a grave. The nearest settlement in the borough lies to the west, in Putney, where evidence for a small Roman British farming settlement has been recorded on the lower parts of Putney Hill (MoL 2000).

### **Anglo-Saxon (c. 451 – 1065)**

- 4.6. Wandsworth probably takes its name from a Saxon nobleman 'Wendle', and the name of the district was named as 'Wendelesorde' in the Domesday Book of 1089. The nearest Saxon settlement at this date appears to have been limited to the area of Battersea Village, to the east, although the exact location is unknown. There only find of Saxon Date within 1.5km of the site is a loomweight from the foreshore. Putney, to the west, also derives from a Saxon place name, Puttenhithe (Weinreb et al 2008).

### **Medieval (1066 – 1485)**

- 4.7. The Saxon villages of the area continued in the medieval period, the fertile lands next to the Thames being particularly suited for market gardens and common lands. The Thames remained a vital resource for fishing and travel.

### **Post-medieval (1485 – modern)**

- 4.8. Wandsworth became a focus for European migrants in the post-medieval period with Dutch and French Protestants coming to the area. Their craftsmanship in the textile industry led to early industries based upon the River Wandle. Wandsworth remained an agricultural community until the construction of bridges at Putney and Battersea encouraged settlement with improved routes across the river and to the city. The popularity of Wandsworth and Battersea is revealed in the number of large houses that were built at this date. This was exacerbated by the arrival of the railways, with the busiest railway station established at Clapham (Junction) 500m to the east. However, market gardening remained the dominant activity in the Wandsworth and Battersea area well into the middle of the 19<sup>th</sup> century (Weinreb et al 2008).
- 4.9. The site is not depicted in detail on historic mapping until the mid 19<sup>th</sup> century. The 1851 town plan depicts Plough Road running north to York Road, with Battersea Creek (Falcon Brook) running inland from the Thames. Neither housing nor development is depicted on or around the site. By 1870, the first edition Ordnance Survey shows the British School (girls) opposite the site, on Plough Road, whilst to the west lies Newcomen Road, and to the north are houses off Winstanley Road. The roads are laid out, but most houses are yet to be built. The 1895 Town Plan depicts the site in detail: the Church Hall is defined as School Boys, and St Peter's Church (seats for 800) is shown for the first time. A vicarage is at the site's south boundary, with a small glasshouse attached. The surrounding streets have been largely developed. The 1896 Ordnance Survey Map defines the hall as a Sunday School.
- 4.10. Few alterations are shown throughout the 20<sup>th</sup> century mapping, until 1975, when Winstanley Road and land to the north has been changed, and is shown as York Gardens.



## **St Peter with St Pauls Church**

- 4.11. The history of the site has been researched for the planning application (Leadsom 2009), and provides much useful background information. The hall was originally a school hall, built in association with a temporary church. George Cubitt, son of Thomas Cubitt, commissioned William White to design a permanent church, and it is this church that is shown on the 1895 Ordnance Survey map. This church was destroyed by fire in 1970, and was described by a contemporary as a simple brick church. The church was gutted and demolished. A tower had been added to the church in 1911, and this was eventually demolished in 1994. The vicarage was also built in 1994, and has some historic features, but has been extended and altered.
- 4.12. The hall has a plain rectangular plan with later extensions on the north side. The first is gabled, described by Leadsom (Leadsom 2009) as unsightly and in poor condition.

## **5. Strategy**

### **5.1 Aims of the Investigation**

- 5.1.1 The aims of the Historic Building Recording were defined as being:
- To determine the buildings' development and use.
  - A written account of the buildings form, function, date and sequence of development.
  - To photograph the exterior of the buildings to create a permanent archive record.
  - To photograph the overall appearance of the principle rooms and circulation areas.
  - To create measured and sketched plans and sections, as appropriate, in line with Level 2 standards.
  - To make a Level 2 drawing of any pieces of architectural decorations, structural features and details.
  - To record any features from the first phase of the building.
  - To determine whether additions to the main hall can be characterised as the work of William White.
  - To further assess the historic merit of the timber roof.
- 5.1.2 The final aim was to make public the results of the investigation, subject to any confidentiality restrictions.

### **5.2 Methodology**

- 5.2.1 Site procedures were defined in the Written Scheme of Investigation (AOC 2012). All work was carried out in accordance with local and national guidelines (IfA 2008a-c, IfA 2000).
- 5.2.2 The historic building record conformed to published guidelines (English Heritage 2006)
- 5.2.3 Prior to commencing work, a unique site code (PCH 12) for the project was agreed in consultation with the London Archaeological Archive Resource Centre (LAARC) as the site identifier.
- 5.2.4 The archaeological work was carried out on December 11<sup>th</sup> 2012.
- 5.2.5 The site work was supervised by Les Capon under the overall management of Melissa Melikian, Operations Director. Archaeological advice to the borough is provided by Mark Stevenson, who

approved the Written Scheme of Investigation, and will advise on the status of any archaeological condition on the planning application.

## 6. Historic Building Record

### 6.1 Introduction

- 6.1.1 The building comprises a rectangular hall measuring 19.3m by 9.3m in plan, oriented east-west, in free Gothic style. It has a pitched tiled roof, with windows in each end and a high-level clerestory along each side with projecting side aisles. Additions have been built on the north side, comprising a two-storey block with twin gables and a later, flat-roofed extension. More modern buildings have been appended to the east end, providing community spaces over the footprint of the burned down church.



Plate 1: External View Of Hall

- 6.1.2 The north side of the hall extension includes the end wall of housing demolished after the Second World War; 19 Plough Road. An area of open land lies immediately south of the hall, and the vicarage is located beyond it. The grounds of the church and vicarage are partially enclosed by a yellow brick wall.
- 6.1.3 The hall, originally a school, is notably lacking in evidence for its former uses, bar a commemorative plaque to the old boys who perished in the Great War.

### 6.2 The Hall (Figures 3 and 5, Plates 1 – 5)

- 6.2.1 The principal room in the building, and the main function, is the hall (**Room 1**). This is constructed of yellow brick with red brick and stone dressings. The bricks are laid in English Bond, and the stonework is limited to the sills of the windows. The north side of the hall has later additions concealing much of its face, and the south side is painted with a mural, the Battersea Puzzle, dating to 1981 (LMPS 2012).
- 6.2.2 The west end of the hall is 0.5m thick and faces directly onto the street, and has a gable end with windows, the peak standing 8m high. The red brick dressings outline the body of the hall, and angled

bricks form the window reveals. A central hollow brick panel has wooden braces bolted to it, which are preventing this end wall from collapsing. Above the panel is stone hood. There are two windows each side of the central panel, each with lancet arches. The glazing is clear glass, set in wooden frames. Each window has an upper bottom-hung casement that opens inwards. An additional brick buttress has been added on the south side of the front, probably contemporary with the modern supports. The gable of the hall church has some of the more interesting and decorative elements of the whole building, being a crow-stepped gable, each step adored with a peak and trough ridge tile. Each step is red brick. The east end of the hall is similarly constructed. The join between the main hall and the northern extension is well coursed, and the upper levels are obscured by a large advertisement for 'The Alpha Course', hiding the brickwork. This reflects the fact that since the church burnt down, the hall has been a religious focus.



Plate 2: West Elevation, Church Hall

- 6.2.3 The south side of the hall presents the Battersea Mural, on the wall of the southern side aisle, with a clerestory above. The entire upper length of the wall is glazed, the windows 1.15m high. It was not possible to determine whether the side aisle wall, with the mural upon it, had been glazed, due to extant surface finishes. There is a pair of doors at the western end of the mural. These are steel doors. They are probably not an original feature, since a possible porch is shown east of here on the first edition Ordnance Survey map. The side walls are narrower than the end walls, being 0.38m thick.
- 6.2.4 The east wall of the hall shows noticeable evidence of repair, and rebuild, although the cause of structural failure is unknown. The yellow bricks that form the main body of the hall around the windows have been replaced with a mix of much paler bricks and red bricks. Two casement windows in the end wall have concrete lintels. The lower parts of the end wall are concealed by modern additions to the structure. The main entrance to the hall is now through this modern addition: a set of double doors lead northwards from here. A large white Latin cross has been applied to the gable.



Plate 3: East End Of Hall, Showing Repairs

- 6.2.5 Internally, the hall is a single open space divided into five bays by six timber trusses (**Room 1**). The two end trusses are partially inset into the brickwork of the walls. Each truss is constructed identically, apart from the ends, which have open tie-beams, to allow for the windows. Each truss is based upon a pair of posts, which rise from floor to eaves level, two parallel tie-beams span the width of the church, tying the posts together at eaves level and at the level of the top of the side aisles. All of these elements have chamfered edges with stops. A collar-beam spans the roof at purlin level.
- 6.2.6 The roof is a king post roof with struts and each tie-beam is braced with arched braces. Trenched purlins on each side carry the common rafters. At 2.50m height, short tie beams run between the principal posts and the outer walls of the side aisles. These are braced with struts, and the open end is effectively a corbel for the lowest braces. The principal rafters of the side aisles rise from the outer ends of the beams, to the king post of the main truss, at the same angle as the main roof. Each principal rafter associated with the side aisles is formed of a pair of timbers bolted on the outside of each principal truss.
- 6.2.7 The end trusses both have open tie beams, and the king posts end in points. This allows the windows to be uninterrupted by the timber framing. However, there is evidence for structural failure and repair at each end of the hall: the principal trusses that rise from the side aisles have been clasped with iron bands. This is assumed to be a preventative measure to stop splintering as the

outer walls deform. The western truss (Truss A) is tied to the second truss (Truss B) by large beams that span the bay, a second measure to prevent the wall moving. They are attached to a pair of upright beams on the outside of the hall. The brickwork of the west end is however, largely intact. This shows that the four lancet windows have potential weight above them relieved by a pair of semi-arches that meet at a central pier. At the eastern end, the arches have been damaged by the repairs to the brickwork, and the insertion of concrete lintels apparent on the exterior.



Plate 4: View Of The Hall, Looking West

- 6.2.8 Two of the inner four trusses shows minor additions or losses. The second truss (Truss B) is missing its southern lower brace below the aisle tie-beam and the south aisle. Also, a new section of timber has been added to one the lower principal rafters. The fifth truss (Truss E) has lost the head of the inner corbel. Of note, however, is a partial pierced screen beneath the collar beam.



Plate 5: Boards At Truss 'E'.

- 6.2.9 The décor of the hall largely relates to its use as a youth-based Christian centre. The south wall has a mural of Christian youth of varied ethnicity, whilst the other walls are undecorated. The entire hall has a projecting brick course 1.5m above the floor, with a convex top and concave base, and the

interior mural ignores this splitting of the walls into an upper and lower register. The north aisle features some additions to the original fabric. One opening to a kitchen space to the east has a lancet arch, that may be an original feature. Other openings open onto toilet facilities and a store, and these openings appear to be spanned by concrete lintels of 20<sup>th</sup> century date. Further west, one door opens to a stairway, the other to a room, which are both part of the first extensions. These two doorways are plain, with no complex moulding.

- 6.2.10 Of note is a plaque mounted on the west wall of the hall, below the window. It is bronze, and mounted on a slab of green marble. This reads: "To the Glory of God and a Loving Memorial to the Old Boys of St Peter's C.E. School, Battersea who laid down their lives for King and Country in the Great War 1914-1918". It gives their names and the famous Ode of Remembrance. This is taken from Laurence Binyon's poem, "For the Fallen", which was first published in September 1914 (Binyon 1914).

*They shall not grow old as we that are left grow old  
Age shall not weary them nor the years condemn.  
At the going down of the sun and in the morning  
We shall remember them.*



Plate 6: Memorial Plaque

- 6.2.11 The plaque finishes with a prayer: "*In remembrance of those who made the great sacrifice, O God, make us better men and women and give us peace in our time*". This is typically the opening prayer in Remembrance Day Services.
- 6.2.12 The floor of the hall is linoleum, and the walls are painted. There are no other visible signs relating to the use of the hall as a school, due to modern finishes.
- 6.2.13 The hall also has an altar stored against the south wall (Plates 6-7). This is oak, with a simple table frame, and a front panel with seven incised panels with vertical fluting. The altar top has an incised symbol of a cross in a circle in each corner, and a fifth in the centre. This is a typical altar top, with the location for the sacrament during the Eucharist marked by the central symbol.



Plate 7: Altar



Plate 8: Christian Symbol on Altar

- 6.2.14 Evidence of original lighting in the hall is present. Partial gas pipes project on both sides of the fourth bay, and on the north side of the second bay. These are attached at the base of the clerestory, and lead to wider pipes which have been cut away. Their partial survival reduces their value, but does provide evidence of gas lighting at an early phase of the hall.
- 6.2.15 The mural on the outside wall is the Battersea Puzzle. It was started in September 1980 when the Rev Michael Wimshurst of St Peter's, asked the Wandsworth Arts Resource Project (WARP) to paint a mural. Christine Thomas of WARP created a scene of local history events. The mural was begun in April 1981 and measures 3m high and 18m long. It starts with German bombers flying over Battersea Power station and an image of a large tiger from the local funfair. It leads onto a Victorian house being repaired by a man on a ladder representing the gentrification of the area. An old steam train is portrayed next to a new train showing the changes to the Clapham Junction station. After this is a march for jobs, showing marchers from Jarrow representing the loss of industry in the area, the closures of 'Morgans', 'Airfix', and 'Gartons' and 'Decca' factories. There is an image of a burnt out church showing what happened to the original St Peter's building. Interestingly, the timber frame that is depicted is that within the hall.



Plate 9: Part of the 1980s Mural

### 6.3 Additions (Figure 3-4, Plates 10-12)

- 6.3.1 A two storey extension is located on the north part of the hall. This stylistically is very similar to the rest of the hall, but is made of inferior quality bricks. This is particularly apparent in erosion of the surface to a higher degree than on the hall itself.

- 6.3.2 The lower part of the west wall is red brick, rising to a sill course, and the majority of the build above here is yellow stock bricks in English bond, again with red brick dressings around the windows and forming the northwest quoin of the building. The roof of the block is a pitched roof running north-south, its gable facing north. A second pitch runs west, with a gable above the west front. A projecting course of brick acts as a hood mould around the gable peak.
- 6.3.3 The sills and lintels of the ground floor windows are stone, as are the sill, transom and a quatrefoil of the first floor window. The ground floor windows have flat lintels on the outside, but shallow lancet arches internally. The ground floor windows comprise a central pair, with two flanking windows. The reveals are angled brick. The first floor window is a lancet arch, subdivided into three elements: two lancet windows with a stone transom, with the stone spandrel above pierced by a quatrefoil.
- 6.3.4 The brickwork of the additional structure to this hall is tied in well to the original coursing. An additional blind piece of brickwork fills the space between the edge of the clerestory and the first floor, built of yellow brick decorated with a diamond pattern of overfired headers. At the rear of the block, the pitched roof slopes down over a stairwell that provides access to the first floor, the northern face of the additional block contains the back of a chimneystack and part of the rear wall of the demolished adjacent property 19 Plough Road. The face is rendered and painted.



Plate 10: Room 2 Windows

- 6.3.5 Internally, the upper floor of the block intrudes upon the roof of the side aisle of the hall, and doors have also been cut in the northern wall. There are two ground floor rooms. The larger faces onto the street (**Room 2**), and is a roughly square room (3.9m by 3.7m) with a chimneystack rising up the northern wall. The chimneystack is plain, with no evidence of the fireplace, and the entire room is plastered. The room is accessed by a pair of double doors from the hall which appear to have a wide steel or concrete lintel, suggesting that the form of the opening has been altered; probably widened. The west windows have flat lintels on the exterior, but have low lancet arches on the interior. The central window is spanned by a single lancet arch. The window sill is tiled. The room was probably added as an administration office or staff room. It has no architectural details such as skirting board, picture rail, or architrave, which might have been expected in an office or private room. A second doorway in the room leads east to the stair hall; the doorframe is plain.



- 6.3.6 The other ground floor room of the block is a short hall running north south with a winding dog-leg staircase to the first floor (**Room 3**). The stairs have 0.21m high risers and 0.2m wide treads. At the turn of the dog leg, a brick arch supports the stairwell. This has a significant crack where it joins the outside, northern, wall, before turning south. The stairwell is decorated with a skirting board with a roll mould on the upper surface. This is a rare piece of architectural detail in the interior of the building. On the east side of the hall is a door which leads to a partial cellar. No access could be gained to the cellar, but it is reportedly in poor condition, and contains a boiler.



Plate 11: Structural Crack

- 6.3.7 The stairs rise with a winder at the top, with a water tank installed behind a wooden panel in the upper stairwell (**Room 8**). The stairs lead directly to a single room on the first floor (**Room 9**). This features the window with the quatrefoil spandrel, a chimneystack with an extant fireplace, and there is a small window overlooking the hall. This is currently used as a music room. The window is boarded over internally, and each wall is clad with expanded polystyrene sheets, presumably added as sound-proofing. The fireplace is tiled and overpainted in grey paint. It may be an original fixture, but such a narrow, square form is unusual for the 1870s. The fireplace has no grate nor decorative scheme surviving. The only structural evidence in the room is a beam supporting the valley of the two gables, and a purlin running along the east side of the roof. This implies that the common rafters are laid on the purlins, and that there is no need for a structural roof truss, due to the smallness of the building.



Plate 12: Room 9. General View

6.3.8 There are four other rooms within a flat-roofed extension along the north side of the hall, of 20<sup>th</sup> century date, and of low architectural and historic value. It is constructed of brick with an external render. A single window is located towards the eastern end of the north side. The westernmost of this group is a rectangular storeroom (**Room 4**), currently holding the instruments of the church band. The second room is a washroom with washbasins, toilets and urinals (**Room 5**). The ceiling had partially collapsed, and shows horizontal beams supporting the flat roof above. Next to this is group of cubicles and washing facilities for women (**Room 6**). The next room (**Room 7**) is fitted out as a kitchen, with fridges, ovens, work surfaces, and a counter facing east towards the modern building that post-dates the loss of the church. Each of the rooms have surface finishes that obscure the original outer wall of the hall's northern aisle

#### 6.4 Setting (Figure 2, Plates 12 – 13)

6.4.1 To the south of the hall is the vicarage, dated to 1911 by previous investigations (Leadsom 2009), and described as of low historic value, due to changes to fabric and fittings. This is a two and three-storey yellow brick building with stone and red brick dressings. The principal aspect faces east, and has two bays; the southern has a polygonal bay surmounted with a tile-hung gable. The vicarage is partially enclosed by a brick yellow brick wall and a doorway with the address onto Plough Road. It stands within its own gardens, now overgrown.



Plate 13: The Vicarage, Looking West

6.4.2 The loss of contemporary housing stock in the immediate area has altered the setting of the site, and the loss of the church itself has resulted in a vicarage and hall without an associated focus. The only other buildings of contemporary date are a group of shops with dwellings above at 23-31 Plough Road, that are now boarded up. Nos 29-31 are an irregular triangular shape, fitting into the angle created by Plough Road and the northeast-running Winstanley Road. All these buildings are derelict and boarded up.



Plate 14: 29-31 Plough Road

## 7 Conclusions

7.1 The hall formerly associated with St Peter with St Paul Church on Plough Road, Battersea, is an example of a typical later 19<sup>th</sup> century hall with sufficient architectural and historic merit to deserve listing in 1983. The hall's principal external architectural interest is the western elevation onto Plough Road, with attractive use of lancet windows to give a Gothic style. This form of decoration continued onto a slightly later extension on the north side, where the lancet arch is surmounted, in medieval

fashion, with a quatrefoil spandrel. However, the west wall has suffered subsidence and movement which has required bracing and tying in order to prevent the wall from buckling outwards and collapsing onto Plough Road. Externally, this is manifest by a pair of applied upright posts which are designed to prevent this west wall from moving, and a series of iron plates which have been added, bolting the end roof truss to the wall. Internally, the repair bracing is formed of wooden beams bolted between the western end truss and the next truss in, which is likely to have stressed the second truss also. The crow gables above the ends of the hall do not appear to have been affected by the movement below.

- 7.2 There has also been movement in the north wall of the early extension, with a crack in the brickwork of the stairwell (**Room 3**), and at the east end of the hall, the main window in the gable has been rebuilt using concrete sills in the post-war period. It is unproven whether this is blast damage or caused by structural weakness.
- 7.3 Of interest to students of the more modern streetscape and mural art is the 'Battersea Puzzle' on the south side of the south aisle of the hall. This was painted in 1981 by the Wandsworth Arts Resource Project, and is beginning to peel and flake as the underlying surface deteriorates. Part of the mural has already been lost when a set of doors at the west of the south side were painted over or replaced.
- 7.4 Internally, the hall generally lacks evidence for its known former use as a school, although a few fittings are present: window catches and the remnants of gas lighting are probably original elements, but do not amount to a significant quantity. Of interest, however, is a bronze plaque to the old boys of the school who were killed in the First World War. This plaque, being a memorial, merits retention, and either being remounted in the new development, or being retained by an appropriate museum..
- 7.5 The hall is a survival of the first development of the site in the 19<sup>th</sup> century, when a temporary church was built alongside it. The more permanent church of St Peter, burnt down in the 1970s, replaced the temporary one. Without an associated church, the hall is slightly isolated and lacks its historical context. The historic maps show housing stretching north along Plough Road. This too has gone. The vicarage, an addition to the site in 1910 has been judged (Leadsom 2009) as low historical value.
- 7.6 Condition 5 of the planning consent regards a feasibility study of the condition of the roof trusses in the hall, and the potential for re-use. Whilst AOC Archaeology are not structural engineers, the following points were observed from an architectural and historic viewpoint:
- The trusses that support the roof appear cluttered and at first a peculiar admixture of a king post roof with a complex bracing and supports. However, it is quite a simple and basic construction, with the principal side-aisle rafters largely cosmetic. Effectively, the roof is a king post roof with braces, the king post rising from the upper tie beam of the clerestory. A parallel lower tie beam at the base of the clerestory has a post spanning the space, but is subsidiary to the main support. Each principal rafter and collar beam is secured with braces, which is typical of a mid to late Victorian hall.
  - The side aisles are supported with another principal rafter assembly, the rafters bolted in pairs to the main assembly and meeting at the collar beam of the kingpost. The side aisles would have structural cohesion without these long rafters, being supported by braced side collars. The extension of the principal rafters of the aisles provides an attractive architectural detail, they run parallel with the principal rafters, reflecting the tie-beams above and below the clerestory, and having the same proportions.

- Overall, although the king post assembly is very common, the unnecessary parallel rafters provide an attractive line, and enhance the hall's internal appearance, by focussing the perspective, in two stages. The History Building Company Report (Leadsom 2009) describes the roof assembly as typical of a cluttered Victorian structure. Whilst it may be described as busy, there is a space of 3.4m between trusses, and their height, in association with the clerestory windows, has resulted in a well-lit building that is typical of, perhaps, the 1870s rather than the heavier, darker framing later in the century.

- 7.7 Of the additions to the church hall, the earlier provided two rooms, probably for staff; the later provided toilet facilities, now used as storage, and a second area, possibly a kitchen. The later addition is of low structural, architectural and historic interest. The earlier extension, of two floors with gothic windows, is a suitable addition to the hall, built of similar bricks and in a similar style. It lacks the attractive crow gables, and the bricks used are softer, and have been more weathered. There are occasional attractive details, such as the quatrefoil window at the top of the first floor lancet, and the ground floor windows, but these are rare items of interest.
- 7.8 No further recording of the historic fabric of the church hall is recommended. Any decision on the requirement for further work will be made by Mark Stevenson on behalf of the London Borough of Wandsworth.

## **8 Archive Deposition and Publication**

### **Archive**

- 8.1 On completion of the project, the developer/landowner will discuss arrangements for the archive to be deposited with the Museum of London. Following completion of the full extent of the fieldwork, the site archive will be prepared in the format agreed with the LAARC. The building archive will be security copied and a copy deposited with the National Archaeological Record (NAR) before post-excavation analysis begins or as soon after as can be arranged.
- 8.2 The full photographic record will be deposited with the archive.
- 8.3 The site archive will comprise all environmental samples and written and drawn records. It is to be consolidated after completion of the whole project, with records and finds collated and ordered as a permanent record. The archive will be prepared in accordance with guidelines for the preparation of excavation archives for long-term storage (UKIC 1990) and (Brown & AAF 2007).

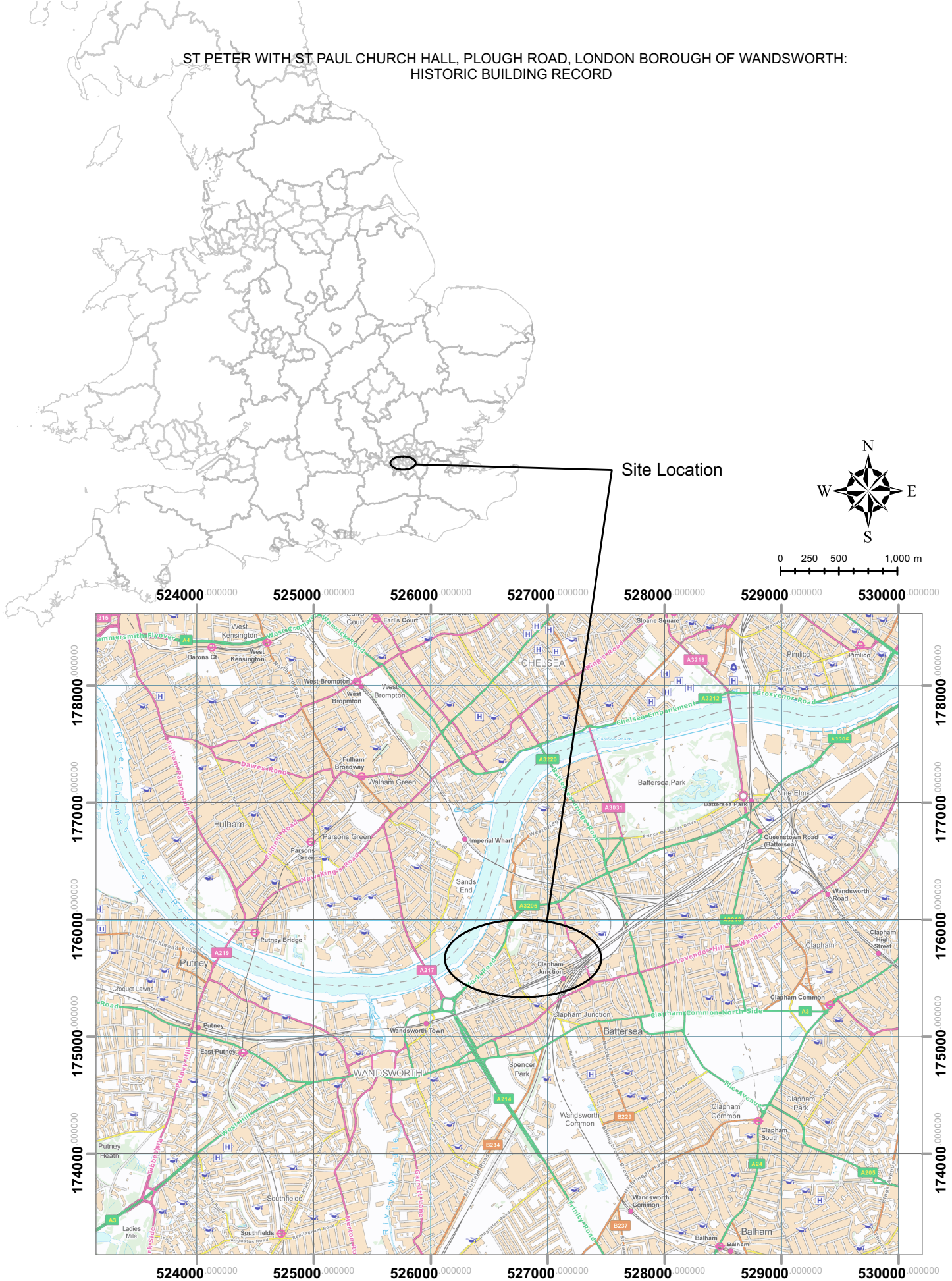
### **Publication**

- 8.4 Copies of the report will be issued to the Archaeological Advisor, the Local Planning Authority, the client, and LAARC on the understanding that it will become a public document after an appropriate period of time; any document relating to the planning process is a public document. Copies will also be supplied to the Local Studies Library.
- 8.5 The OASIS form (Appendix A) will be uploaded, and an electronic copy of the report deposited with the Archaeological Data Service (ADS).

## 9 Bibliography

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ST PETER WITH ST PAUL CHURCH HALL, PLOUGH ROAD, LONDON BOROUGH OF WANDSWORTH:  
HISTORIC BUILDING RECORD



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Figure 1: Site Location

ST PETER WITH ST PAUL CHURCH HALL, PLOUGH ROAD, LONDON BOROUGH OF WANDSWORTH:  
HISTORIC BUILDING RECORD

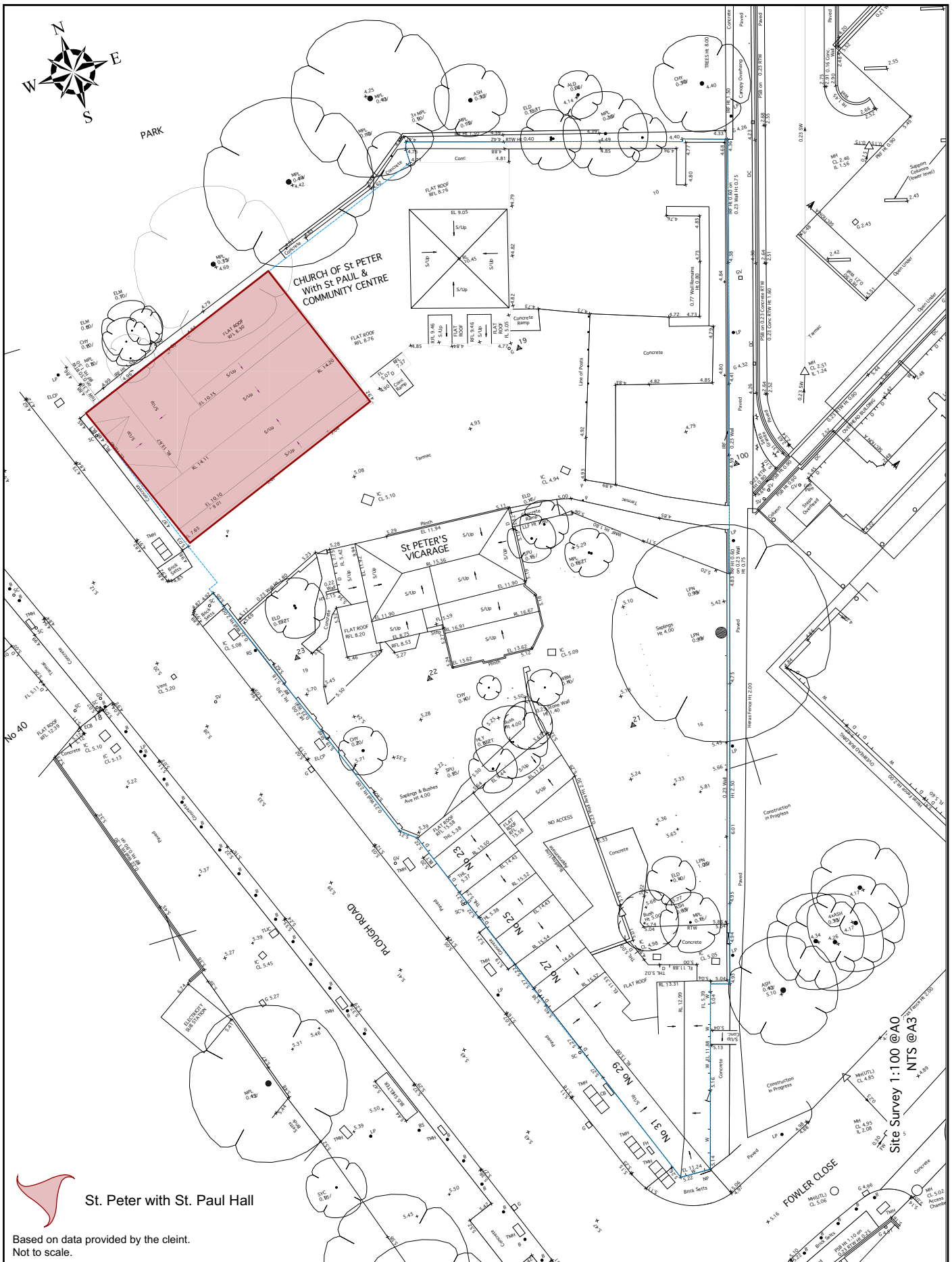


Figure 2: Detailed Site Location Plan



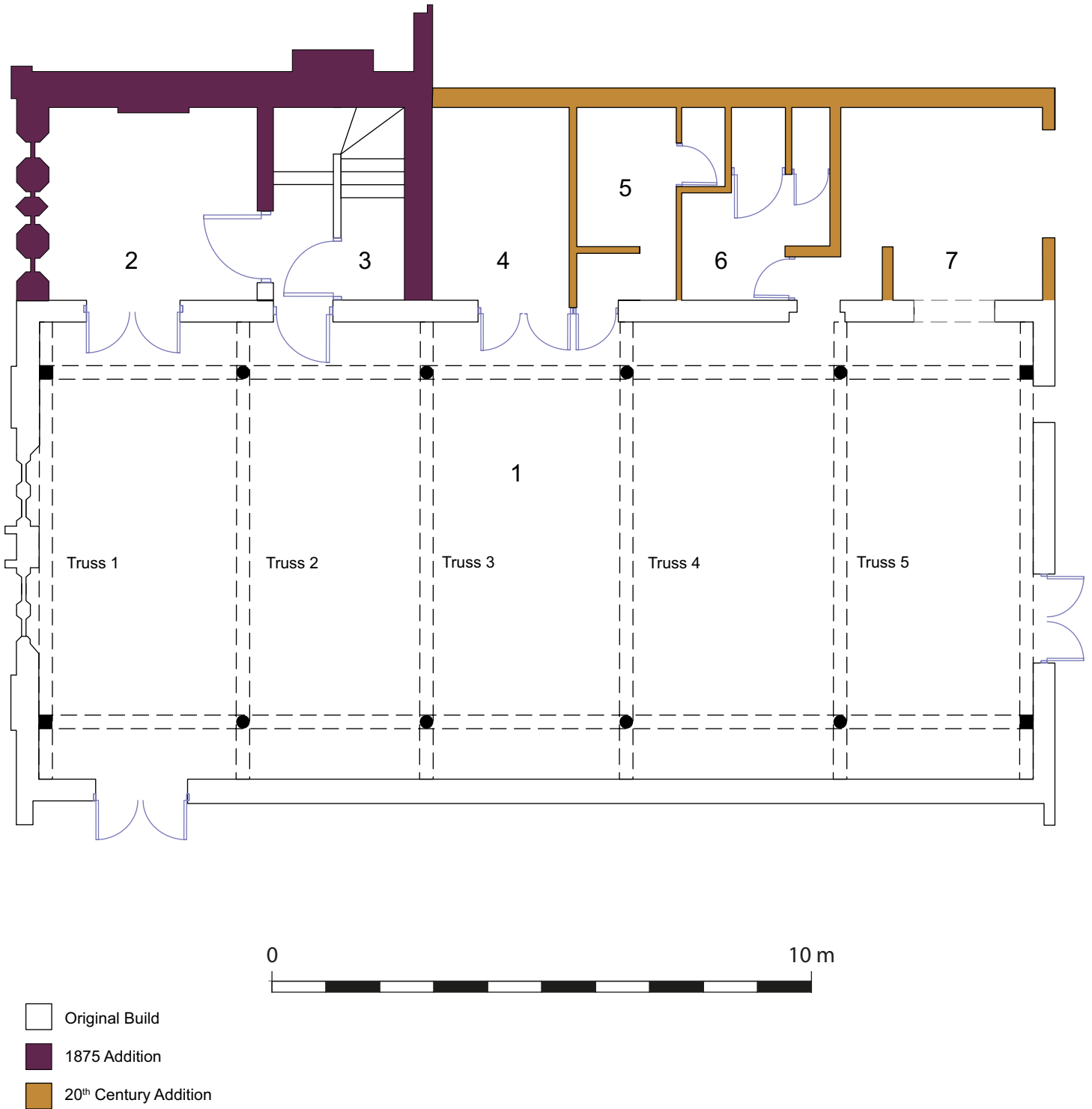
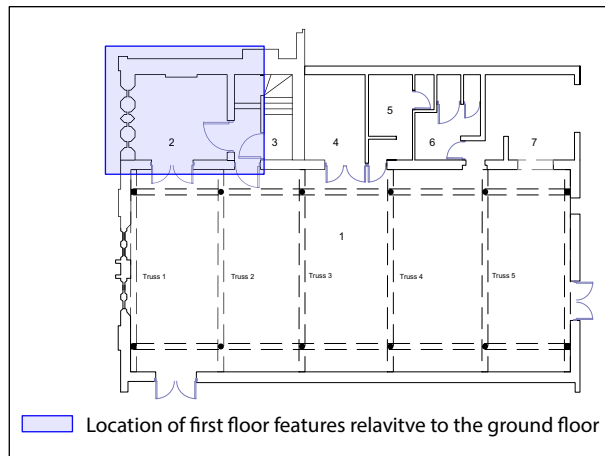
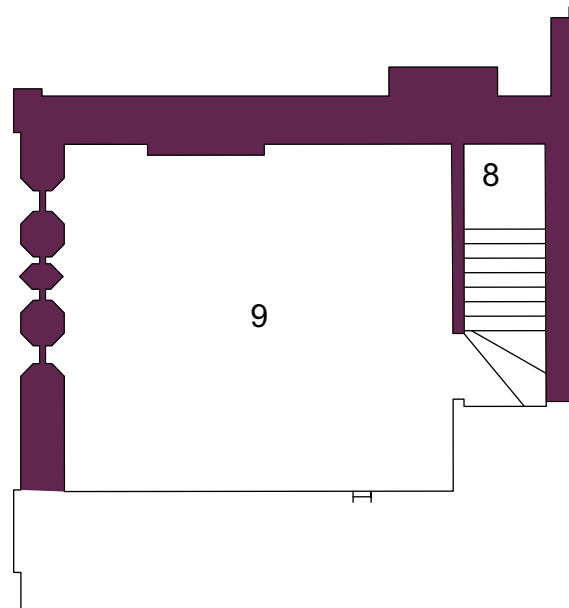


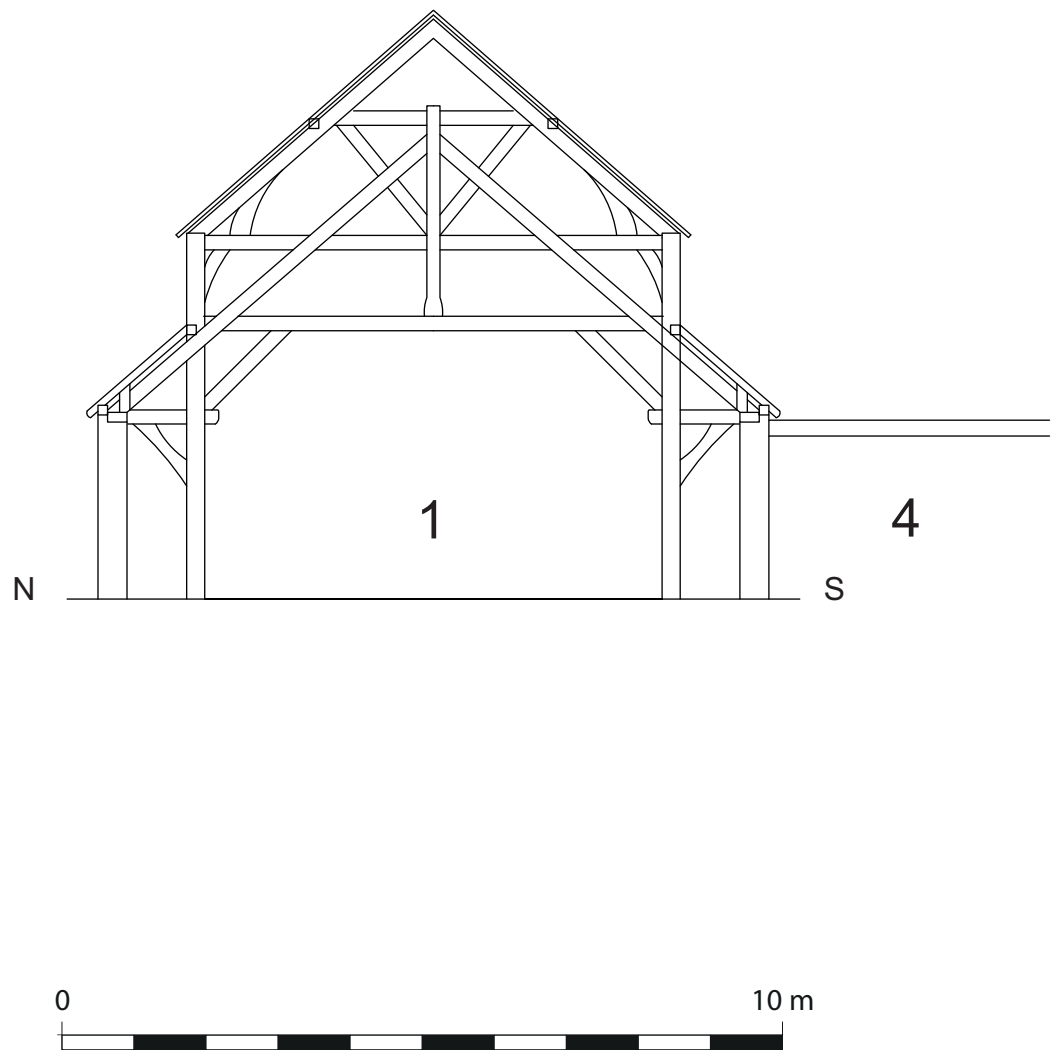
Figure 3: Ground Floor Plan

ST PETER WITH ST PAUL CHURCH HALL, PLOUGH ROAD, LONDON BOROUGH OF WANDSWORTH:  
HISTORIC BUILDING RECORD



- Original Build
- 1875 Addition

Figure 4: First Floor Plan



**Figure 5:** Section Through Building

## Appendices

## Appendix A – OASIS Form

**OASIS ID: aocarcha1-138790**

### Project details

Project name	St Peter and St Paul Church Hall
Short description of the project	A historic building record of a hall built 1850-1900, in free gothic style. Originally a school, now community centre/ church. Grade II listed.
Project dates	Start: 11-12-2012 End: 11-12-2012
Previous/future work	Not known / Not known
Any associated project reference codes	PCH 12 - Sitecode
Any associated project reference codes	32322 - Contracting Unit No.
Type of project	Building Recording
Site status	Listed Building
Current Land use	Community Service 1 - Community Buildings
Monument type	CHURCH HALL Post Medieval
Significant Finds	NONE None
Methods & techniques	""Measured Survey"", ""Photographic Survey""
Prompt	Direction from Local Planning Authority - PPS

### Project location

Country England

Site location	GREATER LONDON WANDSWORTH WANDSWORTH St Peter and Paul Church Hall, Plough Road
Postcode	SW11 2DE
Study area	1600.00 Square metres
Site coordinates	TQ 2673 7575 51 0 51 27 57 N 000 10 31 W Point

### Project creators

Name of Organisation	AOC Archaeology
Project brief originator	EH GLAAS
Project originator	design Les Capon AOC Archaeology
Project director/manager	Melissa Melikian
Project supervisor	Les Capon
Type of sponsor/funding body	Developer

### Project archives

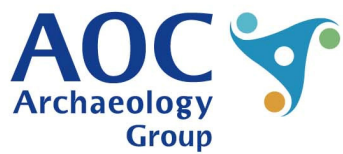
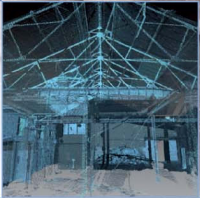
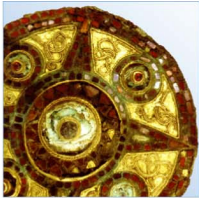
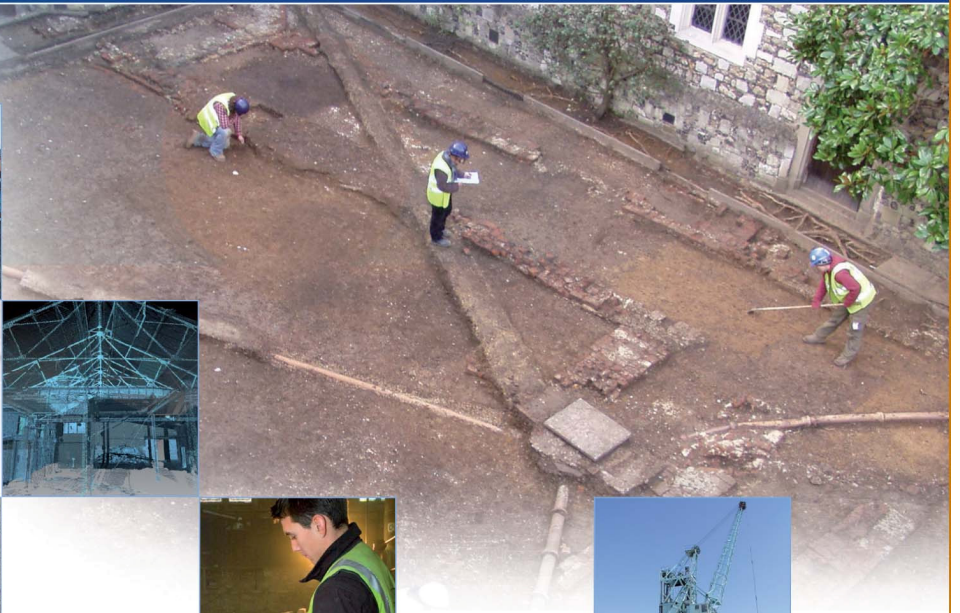
Physical Archive Exists?	No
Digital Archive recipient	Museum of London-LAARC
Digital Archive ID	PCH 12
Digital Contents	"Survey"
Digital Media available	"Images raster / digital photography", "Images vector", "Text"

Digital Archive notes	held at AOC until transfer
Paper Archive recipient	Museum of London-LAARC
Paper Archive ID	PCH 12
Paper Contents	"Survey"
Paper Media available	"Drawing","Photograph","Plan","Report","Section","Survey","Unpublished Text"
Paper Archive notes	held at AOC until transfer

#### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	St Peter with St Paul Church Hall, Plough Road, SW11, London Borough of Wandsworth, Historic Building Record
Author(s)/Editor(s)	Capon, L.
Date	2012
Issuer or publisher	AOC Archaeology
Place of issue or publication	London
Description	A4, 30 pages, 5 figures, 12 plates

Entered by	les capon (les.capon@aocarchaeology.com)
Entered on	17 December 2012



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